

Menlo Park City School District Schools and Housing: A One-Pager



As the Cities of Menlo Park and Atherton embark upon their updates to Housing Elements as required by the State of California, it is imperative that policy makers consider the impact that increased housing has on our local schools. Different from other local K-8 school systems but similar to the Sequoia Union HSD, MPCSD is confined by a lack of land and facilities to accommodate the number of students that the level of development that the City is proposing will generate. Yet, MPCSD has remained PRO-housing development and PRO-housing diversity in our community. MPCSD stands ready to welcome and educate the students new development will generate. However, elected officials, policy makers, and community members must **understand** the impacts of increased student enrollment on our schools, **recognize** those impacts publicly, and **act** to support our schools. Communities are only as strong as their schools.

FACT: MPCSD supports expanded housing and supports smart development.

FACT: City Council Members and staff **DO** have options to add housing in a manner that supports schools.

FACT: MPCSD is at or near capacity and has no land to build additional facilities.

FACT: MPCSD gets no more money per student as more students are added.

FACT: MPCSD will be required to pass large bonds in order to accommodate the growth.

FACT: Partnership is the only way to achieve win-wins; voters deserve honesty about what it will take.

Housing and Students by the Numbers

For every student that enters MPCSD in K-5, they enter the **largest elementary schools** in the County.

For every student that enters, MPCSD must find **\$22,000+** to educate that child.

For every 400 students, the cost to build a new campus, **excluding land purchase price**, is **\$40,000,000+**.

Development Fees paid for by developers cover **less than 20%** of the actual cost of expanding facilities.

For every \$1 of property tax collected, MPCSD only receives about **\$0.18**; this equates to only **61%** of the operating budget.

District Asks

1. **Schools ARE a Community Benefit.** MPCSD believes it reasonable to expect the City to commit to appropriating 50% of all “community benefit funds” generated by any development within the MPCSD to the school district for the purposes of funding facility development and/or increased enrollment.
2. **More Students Requires More Money and Land.** MPCSD believes it reasonable to expect the City to find land that the District can purchase for school expansion. The city should only allow re/upzone for-profit development projects that provide the district with land for schools, development of facilities, and/or operational funds. Further, the City should publicly support any and all donations from developers, including from the city’s budget, to increase the District’s Financial Sustainability Endowment, the proceeds of which help offset the cost of increased student generation.
3. **Increased Housing Will Require Commitment from Taxpayers.** MPCSD believes it reasonable to expect the City to publicly acknowledge in the Housing Element, as well as the Environmental and Fiscal Impact Reports, that a facilities Bond brought forward by the MPCSD requiring 55% approval of the electorate will be required in order to address the impacts of state-required increased development. MPCSD further requests the support of current and future elected officials in this cause.
4. **Teachers and Staff Need Housing Near Their Work.** MPCSD believes it reasonable to expect the City to require all developers developing within MPCSD to offer housing discounts to employees of MPCSD, including but not limited to priority access for Below Market Rate Housing for which they qualify. We further recommend the City take similar measures for developments in the Ravenswood, Las Lomitas, and Sequoia Districts.